



Zoning Administrator—Maryanne Cronin
Zoning Administrator Meeting Minutes of April 28, 2025
Via Zoom Teleconference

At 2:01 PM, Maryanne Cronin, Zoning Administrator (ZA) called the meeting to order, provided a brief overview of ZA hearing body, rules of order, how items are heard, and the appeal process.

Regular Item

- 1) **Application No.** 2406-11 (AUP24-13)
Address: 1433 West 14h Street
Council District: 7

Project Description: A request for an Administrative Use Permit to allow for the establishment and operation of a 3,000-square-foot adult-use cannabis wholesale distribution facility in conjunction with a by-right cannabis manufacturing use, within an existing building located at 1433 West 14th Street in the IG (General Industrial) Zoning District.

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-24-164)

Maryanne Cronin, Zoning Administrator, called the first item; and introduced Bradley Bounds, Planner, Community Development, to give the staff report.

Bradley Bounds, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

Bradley Bounds, Planner, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Bradley Bounds, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Peter Hosek, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Peter Hosek.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, opened the item for public comment.

Public Comments:

There was no public comment on this item.

With no public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

Maryanne Cronin, Zoning Administrator, revised and clarified Condition No. 4, which references Section 5.92.765 of the Long Beach Municipal Code (LBMC). Any proposed replacement of the roll up door shall comply with the building design standards outlined in Title 5.92.765 of the LBMC.

Maryanne Cronin, Zoning Administrator, spoke.

Peter Hosek, applicant, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and applicant Peter Hosek.

Maryanne Cronin, Zoning Administrator, spoke.

Bradley Bounds, Planner, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-24-164) and approved Administrative Use Permit (AUP24-013), subject to conditions approval as amended.

Maryanne Cronin, Zoning Administrator, reiterated that this item is subject to the 10-day local appeal period. This item is not in the coastal zone therefore the California Coastal Commission appeal process does not apply.

- 2) Application No. 2412-12 (MOD24-016)**
Address: 740 West Esther Street
Council District: 1

Project Description: A request for a Modification (MOD24-016) to a previously approved Administrative Use Permit (Case No. 2108-07 [AUP21-032]) for the reconfiguration of the floor plan areas allocated to an adult-use cannabis cultivation, manufacturing, and distribution facility located at 740 West Esther Street within the General Industrial (IG) Zoning District. The adult-use cannabis manufacturing use is allowed by-right in the IG Zoning District and is not subject to an Administrative Use Permit.

This project **IS NOT** in the Coastal Zone and **IS NOT** appealable to the Coastal Commission.

This project qualifies for a categorical exemption per Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines. (CE-25-031)

Maryanne Cronin, Zoning Administrator, called the item; and introduced Sergio Gutierrez, Planner, Community Development, to give the staff report.

Sergio Gutierrez, Planner, spoke and presented a PowerPoint presentation.

Maryanne Cronin, Zoning Administrator, spoke.

A dialogue ensued between Maryanne Cronin, Zoning Administrator, and Sergio Gutierrez, Planner.

Maryanne Cronin, Zoning Administrator, spoke.

Jason Choh, applicant, spoke.

Maryanne Cronin, Zoning Administrator, spoke.

Public Comments:

There was no public comment on this item.

With no further public comment, Maryanne Cronin, Zoning Administrator, closed the public comment period on the item.

Maryanne Cronin, Zoning Administrator, spoke.

ACTION: Accept Categorical Exemption (CE-25-031) and approve Modification to an Administrative Use Permit (MOD24-016, AUP21-032).

Maryanne Cronin, Zoning Administrator, reiterated that this item is subject to the 10-day local appeal period. This item is not in the coastal zone therefore the California Coastal Commission appeal process does not apply.

At approximately 2:51 PM, Zoning Administrator Cronin declared the meeting adjourned.



Maryanne Cronin, Zoning Administrator